



Agenda for Meeting 11-2017

CITY OF ROCKVILLE PLANNING COMMISSION

Anne Goodman, Chair

Don Hadley
Charles Littlefield
Jane Wood

Gail Sherman
John Tyner, II

Wednesday, June 14, 2017
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

[Level 2 Site Plan Application STP2013-00165, Priority 1 Automotive Group, Inc.](#) – a proposal to redevelop the existing automobile dealership site located at 1450 Rockville Pike and construct a new five (5) level, 89,772 square foot automobile sales and service building and associated site improvements. The subject site is approximately 3.6 acres in size and zoned MXCD (Mixed Use Corridor District). Staff Planner: Cas Chasten, 240-314-8223.

II. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business – Planning Commission 2016 Annual Report
- D.** Minutes – Meetings 04-2017 from February 22, 2017 and 05-2017 from March 8, 2017
- E.** FYI Correspondence

III. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff introduction
2. City Board or Commission comment
3. Applicant presentation
4. Staff recommendation
5. Public comment (3 min, or 5 min for the representative of a group)
6. Planning Commission Discussion and Deliberation
7. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

June 28, 2017
July 12, 2017
July 26, 2017

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since April 25, 2017:

- PAM2017-00102, 1201 Seven Locks Rd., Andrew Teeters, proposing 198 senior housing units consisting of 120 independent living units and 78 assisted living and memory care units on 1.7 acres of the southern portion of the property
- PAM2017-00103, 1001 Aster Blvd., L & Lisa M Armstead, for accessory apartment and renovation
- STP2017-00317, 1902 Chapman Ave., Winchester Homes, the minor site plan application filed to amend the previously approved Site Plan STP2015-00251
- STP2017-00319, 260 N. Washington St., Jeff Buraro, for the removing 2 detached small storage building and build an addition to existing larger building to provide ADA restrooms

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning

- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.